

Analysis of Community Need

Affordability of housing units

The continuing need for maintaining and increasing the availability of affordable housing in the area was a concern expressed in the workshops and surveys by some respondents. The occupancy trend in the planning area is towards more seasonal and weekend residents. Housing costs are rising beyond the affordability of the current permanent residents. When homes are sold, at current prices, they are out of the range of affordability for many of the permanent residents of the community and those who would like to live near where they work. Therefore when most people sell their homes it is to move out of the Florida Keys as they can not afford to purchase another house.

Mobile Homes

Housing costs for a mobile home are typically less than that of a single-family dwelling or condominium. As these units are sold they are often purchased by seasonal residents and either demolished and rebuilt as more expensive units or only used on a part time basis. Sustainability of the existing affordable units in the area may also require protection of the existing mobile homes.

Housing types

Residents have expressed concerns that affordable housing developments will not fit into this historic community of small conch style houses and mobile homes. They do not see their community as wanting any additional garden style apartment complexes, which are being used in other areas to provide affordable housing in the County. More than 60% of the respondents to the Planning Department community survey supported architectural design guidelines.

Recommended Strategies and Actions

Strategy 5.1

Promote employee housing above and in conjunction with commercial buildings in the Community Center Overlay district, as this planning area has capacity to add some employee-housing units based on the commercial floor area ratio of the different commercial parcels.

Action Item 5.1.1: Work with businesses in the area when they are ready to develop and re-develop to identify if the site could also be used to provide employee housing and explain the county incentives for providing affordable employee housing.

Action Item 5.1.2: Redevelopment projects will come into compliance with landscaping and bulk regulations so far as practicable.

Strategy 5.2

Encourage the development and redevelopment of commercial and mixed-use zoned land for employee housing.

Action Item 5.2.1: Maintain the community character of the planning area by requiring that all affordable and employee housing developments of four or more units be developed in a “village” type design with single family, duplexes or town houses with a maximum of four units per structure. The units will conform to the design guidelines for development in the U.S. 1 corridor or the Tavernier Historic District as applicable.

Action 5.2.3: Investigate opportunities to acquire commercial properties of sufficient size for the construction of employee housing units with the County owning the land in perpetuity.

Strategy 5.3

Maintain and improve the existing stock of affordable housing.

Action Item 5.3.1: Continue and expand the existing programs of the Monroe County Housing Authority to assist first time home buyers purchase housing in the planning area.

Action Item 5.3.2: Identify current mobile home parks that serve as affordable workforce housing and determine if it would be appropriate for the county to acquire and maintain them as affordable housing.

Action Item 5.3.2: Investigate reducing the permit cost of the replacement of mobile homes to encourage existing units to upgrade and remain affordable.



ENVIRONMENTAL PROTECTION ELEMENT



GOAL SIX

PRESERVE, MANAGE, AND RESTORE WHERE APPROPRIATE, THE NATURAL RESOURCES WITHIN THE PLANNING AREA, TAKING CARE TO PRESERVE OPEN SPACE AND PROTECT WATER QUALITY AND TO ACQUIRE ENVIRONMENTALLY SENSITIVE LANDS.

Current Conditions Summary

Environmental protection within the planning area has primarily been implemented using the following mechanisms environmental design criteria in the Land Development Regulations, discouraging development in environmentally sensitive areas through the ROGO point system and acquisition of terrestrial and wetland habitat.

Natural resource land management activities within the planning area have focused on management of undisturbed habitat or restoration of disturbed habitat areas. Traditional habitat management within the planning area has usually included the following activities: land protection (i.e., from dumping, roaming domestic animals, poaching, etc.), eradication of invasive exotic vegetation, habitat restoration through replanting of disturbed areas. These activities are best suited to unpopulated or sparsely populated areas. Until recently most agencies have generally avoided the acquisition of platted, improved subdivision lots, whether they contained natural habitat or not. The application of management activities to subdivision lots presents additional problems, primarily due to concerns of neighbors. The amount of work needed to manage small fragmented subdivision parcels has made the cost-benefit ratio seem less attractive in the scheme of a management program that covers thousands of acres.

The Natural Resource and Conservation areas (Tier I) Map is based upon all areas of hammocks greater than four acres or undeveloped parcels adjacent to natural areas which provide a buffer and can be restored. There are approximately 500 parcels of privately owned land in Tier I in the planning area designated for acquisition. Most of the designated endangered species habitat is also included in this mapped area, with the exception of turtles and wetland species, which receive protection on a site-by-site basis.

The majority of the smaller fragmented hammocks isolated by surrounding development are mapped in the Transition Area (Tier II). They are not of the same high quality of the Natural Resource and Conservation Areas, but they provide habitat for songbirds and small animals and contribute to the quality of the neighborhoods.

Wetlands are also protected. The degree of protection is dependent on the quality of the wetland. High quality undisturbed wetlands, regardless where they are located, are classified as "red flag" and may not be disturbed for development activities. Disturbed wetlands may be filled and developed; the mitigation for the development activity is based on the quality of the wetland on the site.

The natural environment is of critical concern to most of the residents of the planning area. Preservation of the natural resources in the area was recognized by a large majority of the respondents as important in maintaining the quality of life and character of the planning area.

Analysis of Community Needs

Habitat Management Implementation.

There is a need to plan for organized habitat management of lands acquired for conservation purposes. The county has not traditionally engaged in natural lands management in the past and has only recently dedicated one employee position to this activity. Therefore, efficient habitat management will likely be accomplished through heavy coordination with existing management entities operating within the planning area. There is a need to anticipate future management needs based upon habitat acquisition goals and to determine how the county will handle expanding management responsibilities.

Protection of Hammocks.

All remaining hammocks of four acres or greater are included in the Conservation and Natural Areas (Tier I) Overlay Map and need to be protected as high quality habitat. Further protection is also needed for smaller habitat parcels (Tier II), which may be within partially developed neighborhoods. The habitat classification system used to determine open space requirements should be modified to reduce allowable clearing on lots with habitat.

Public Lands

A large amount of acreage in this planning area approximately 840 acres is in public ownership. The boundaries for Conservation and Resource Lands (CARL) need to be expanded to include all of Tier I and be designated for State acquisition. The County should concentrate acquisition efforts on the Tier II fragmented habitat areas.

Recommended Strategies and Actions

Strategy 6.1

Create and adopt Tier System Land Use District Overlay Maps for the planning area depicting the locations of Tier I, Tier II and Tier III lands as described in Comprehensive Plan Policy 105.2.1.

Action Item 6.1.1: Draft the Tier I overlay to follow the Conservation and Natural Areas boundary. Tier I will include all contiguous hammock areas above four acres and restoration areas between fragmented hammocks to increase the hammock size and buffers where possible.

Action Item 6.1.2: Draft the Tier II overlay areas that include the smaller hammock patches isolated by surrounding development, which provide habitat for songbirds and small animals and contribute to the quality of the neighborhoods.

Action Item 6.1.3: Draft the Tier III overlay areas to contain subdivisions that are mostly built out and appropriate for infill development.

Strategy 6.2

Prepare an acquisition strategy, coordinating with state agencies, to acquire parcels with the highest habitat value first.

Action Item 6.2.1: Prioritize the acquisition of Tier I lands over Tier II and Tier III lands.

Action Item 6.2.2: Encourage the State of Florida to revise the CARL boundaries within the planning area to correspond with the coverage of Tier I as depicted on the Tier System Overlay Map for the purpose of prioritizing State purchases.

Action Item 6.2.3: Coordinate with the state to acquire the lands within the Natural Resource and Conservation Areas (Tier I).

Action Item 6.2.4: Prioritize the County acquisition program to Tier II lands and wetland parcels in Tier III if the State accepts primary responsibility for Tier I acquisition.

Action Item 6.2.5: Identify lots and parcels in the Transition Areas (Tier II) with fragments of hammock and/or wetlands for public acquisition in close coordination with neighborhood groups.

Action Item 6.2.6: Provide the highest priority for acquisition in Action Item 6.2.5 to those parcels with neighboring property owners or communities who want to partner with the county to purchase the lot and/or will take responsibility for maintenance and protection of the resource.

Action Item 6.2.7: Acquire as the third priority those scarified lots in the Transition Area (Tier II), which will be acquired for density reduction. Those communities and/or neighboring property owners who wish to partner with the county in the acquisition process will receive a higher priority for acquisition.

Action Item 6.2.8: Prepare criteria to be applied in determining which properties will receive the first offers in the Transition Areas (Tier II).

Strategy 6.3

Identify and pursue existing and new means of retiring development rights.

Action Item 6.3.1: Amend the administrative relief and beneficial use provisions of the Comprehensive Plan to require purchase of land for Tier I applicants and to allow purchase or issuance of a permit for Tier II and Tier III applicants as appropriate.

Action Item 6.3.2: Encourage density reduction through lot aggregation on Tier II and Tier III lands.

Action Item 6.3.3: Coordinate with the local community and/or neighboring homeowners acquiring upland hammock lots in Tier II with the objective of sharing the purchase costs and deeding ownership and maintenance responsibilities to the community and/or neighbors.

Strategy 6.4

Formulate and carry out a plan for habitat management of lands acquired for conservation purposes.

Action Item 6.4.1: Offer any lands purchased by the County adjacent to State owned lands to the State for management.

Action Item 6.4.2: Identify and prioritize conservation lands under County ownership and management for implementation of management activities and anticipate future management needs based upon the projected acquisition timing of properties.

Action Item 6.4.3: Identify and prioritize management activities such as fence removal, invasive exotic vegetation control, control of free roaming pets and habitat restoration.

Strategy 6.5

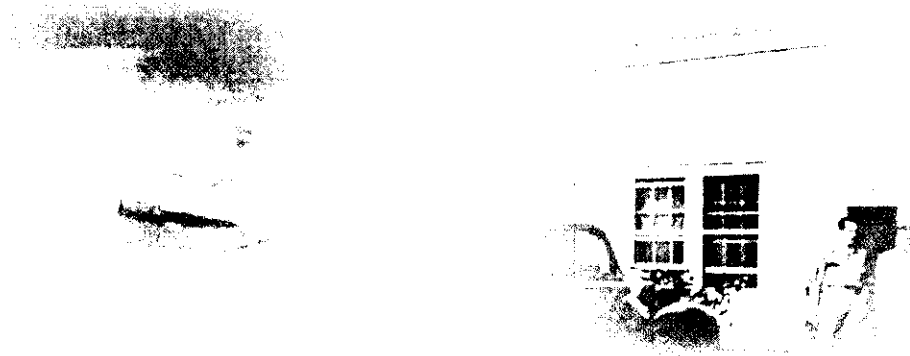
Reduce the permitted clearing of Hammock lots.

Action Item 6.5.1: Amend existing habitat analysis policies and regulations to designate all lots containing hammock areas in Tier II and Tier III in this planning area, whether old or re-growth, as automatic moderate quality and limit clearing to a maximum of forty percent.

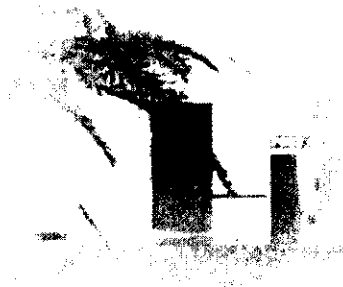
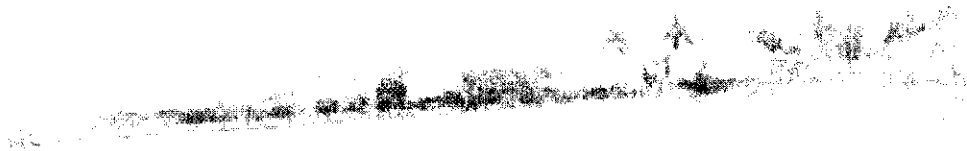
Fiscal Implications and Anticipated Capital Improvement Projects

As with the capital costs outlined in the Community Character Element, the capital costs involved in the Environmental Protection Element revolve around the acquisition of sensitive habitat for the protection of the natural environment and character of the communities. The plan recommends that the state revise the acquisition boundaries to include Tier I properties to become priority for the state to purchase. There are approximately 392 vacant Tier I parcels in the planning area under private ownership that are outside of the state preservation boundaries. The approximate assessed value of these parcels is \$1.5 million

The plan also calls for the acquisition of Tier II parcels with fragments of hammock and/or wetlands by the county or through public-private partnerships with the local neighborhoods. The cost of implementing this action of the plan is unclear at this time, as the location and amount of parcels which fulfill the above criteria is unknown. However, the intent was to keep the cost low to both the county and the partnering neighborhood groups by forming a partnership. The benefit to the county is the protection of sensitive habitat and a reduction in density, while the neighborhood retains the benefit of the natural and historic character.



ECONOMIC DEVELOPMENT ELEMENT



GOAL SEVEN

SUSTAIN THE EXISTING COMMERCIAL AND INDUSTRIAL BUSINESSES AND ENCOURAGE REDEVELOPMENT OR INFILL BETWEEN MM 91 AND BURTON DRIVE AND DISCOURAGE ADDITIONAL STRIP DEVELOPMENT OF THE U.S. 1 CORRIDOR.

Current Conditions Summary

There are approximately twenty-four industrial and manufacturing businesses in the planning area. Most of these are small businesses employing one or two people. They include home-based occupations or mobile repair services and are located primarily between MM 91 and MM 93.5. Types of industrial businesses in the area are boat repair, fabrication and other home-based occupations or mobile repair services. The need to inventory and consider the redevelopment of water-dependent and water-related uses is included in the 2010 Comprehensive Plan in Objective 212.1 and Chapter 9J-5.12 of the Florida Administrative Code.

Commercial retail is concentrated along the U.S. 1 corridor area. There are approximately 180 commercial businesses identified in the property appraiser's records in the planning area including a major shopping center, restaurants, specialty shops, and professional, construction and service related offices.

Tourist housing is an important economic activity in the planning area, providing jobs and customers for the restaurants and specialty shops in the area. Eight motels, with 270 rooms, provide for transient visitors to the area. An additional 160 units may be rented for "vacation rentals" in the gated community of Ocean Pointe. There are four Recreation Vehicle (RV) Parks with 113 approved recreational vehicle spaces for the camper. Key Largo Ocean Resort, the only park area zoned Recreation Vehicle (RV) and restricted to transient uses, is currently going through an amendment process to permit permanent dwelling units.

Analysis of Community Needs

Nonconforming Uses

There are non-residential uses and structures within the planning area that are inappropriately classified in regard to land use designation. These buildings often contribute to the character and economic vitality of the planning area and need to be evaluated to determine if the land use designation should be changed. As a result of the non-conforming status, material improvements or enlargements to the site is extremely difficult to make, thus the structure is not improved and many times left vacant. This discourages redevelopment of existing commercial buildings.

Appearance of the Business District

There have been some recent redevelopment projects which have used many elements which reflect the community character through upgrading commercial structures and landscaping in the business district over the last few years. There needs to be a way to assure that future redevelopment and infill projects reflect the community character of the planning area. An improved business district will attract additional customers to the area.

Impact of industrial uses on adjacent homes

Many of the industrial type uses in the mixed-use district are operated without consideration of the neighboring homes. These businesses should be encouraged to clean up or be shielded from residential neighboring properties.

Parking and Setbacks from U.S. 1

When U.S. 1 was widened to four lanes through this planning area many existing businesses lost much of their parking and setback from the roadway. The businesses became non-conforming as to parking and setbacks, this presents a problem when they try to redevelop or when new owners try and start a new business.

RV Park Conversions

With ROGO limiting the allocation and permitting of new residential and transient residential units RV Parks are being converted to un-permitted permanent residential dwellings, which do not meet the building code or fire safety requirements. One such park, zoned RV, in the area is currently going through an amendment process to change the zoning to permit permanent residents. Other Parks are being redeveloped as hotels or motels. The loss of these available spaces will reduce the variety of overnight stay options for visitors to this area of the Florida Keys.

Recommended Strategies and Actions

Strategy 7.1

Consider the over-all economic viability of the planning area when reviewing the land use designations of lawfully established non-conforming land uses and structures in Strategy 1.3.

Strategy 7.2

Maintain and enhance economic activity and opportunity within the U.S. 1 corridor.

Action Item 7.2.1: Inventory and analyze the characteristics of existing commercial uses within the corridor and expansion potential in order to project the likely rates and amounts of commercial space needed over the planning horizon.

Action Item 7.2.2: Use the results of the county wide economic study to assist in determining future commercial used trends and needs into the twenty-year planning horizon. This information may also be used to retain the marketability of existing business uses and commercial structures.

Action Item 7.2.3: Investigate the feasibility and economic effects of a Formula-Retail Establishments Ordinance.

Strategy 7.3

Encourage redevelopment of obsolete non-residential structures and uses within the planning area.

Action Item 7.3.1: Examine and revise, where appropriate, the existing regulations regarding nonconforming uses and structures to encourage redevelopment of existing properties consistent with the Corridor Enhancement Plan and community vision.

Action Item 7.3.2: Ensure that new commercial design guidelines do not create a burden on existing businesses with the potential for redevelopment.

Action Item 7.3.3: Explore ways of easing some of the financial burden of redevelopment such as county and state funding of landscaping within the designated Historic District and along U.S. 1.

Action Item 7.3.4: Encourage existing businesses within the mixed-use areas to provide landscaping or opaque fencing to buffer their operations from adjacent residential neighbors.

Strategy 7.4

Recognize the importance of the availability of the tourist housing, hotels, motels, condominiums and RV Parks in the planning area to the over-all economic stability of the business community.

Action Item 7.4.1: Use the results of the county wide economic study to assist in determining future tourism housing trends to project the need for hotels, motels, tourist housing and RV Parks over the twenty-year planning horizon.

Action Item 7.4.2: Inventory and analyze the RV Parks in the county to determine their continuing viability under the existing regulatory structure in the County, and the demand for rental spaces and the economics of continuing.

Action Item 7.4.3: Implement, where appropriate, the results of the RV Park study including regulatory changes.



Figure 6.1 Existing commercial and light industrial uses within the planning area.

GOAL EIGHT

RECOGNIZE WATER-DEPENDENT AND WATER-RELATED COMMERCIAL USES AS A PRIMARY SOURCE OF ECONOMIC SUSTAINABILITY WITHIN THE PLANNING AREA.

Current Conditions Summary

Citizens place a high value on water-dependent or water-related uses. For the recreational and commercial boaters alike, marinas, restaurants, bait and tackle shops that surround the shoreline in the planning area are as important as the gas and convenient stores that dot U.S. 1. The services provided by businesses located on land that support water-related activities are reliant economically as well on the water in the planning area. The need to inventory and consider the redevelopment of water-dependent and water-related uses is included in the 2010 Comprehensive Plan in Objective 212.1 and Chapter 9J-5.12 of the Florida Administrative Code.

Water-dependent uses include marinas, commercial fishing, boat launching facilities and beaches. Water-related uses include concession stands, bait and tackle shops and fish houses. Hotels and restaurants that are located on the water while not water dependent or related as in the traditional definition are economically enhanced by the location on the water.

Restaurant seating and bars and concessions that are located within the shoreline setbacks and on docks within the planning area are economically enhanced and dependent on their location in close proximity to the water. These uses do not conform to the current environmental protection regulations.

Water-related and water-dependent commercial uses in the planning area and their primary Real Estate Numbers include:

- Blue Waters Marina (RE 488970, 489135-004300)
- Mangrove Marina (RE 479170, 90340)
- Curtis Marine (RE 489110)

Water-related/economically enhanced because of a location on the water:

- Snappers Restaurant (RE 492290)
- The Weston Hotel (RE 91190)
- Island Bay Resort (RE 490150)
- Bay Breeze (RE 451210)
- Stone Ledge Motel (RE 88640)
- Dove Creek Lodge (RE 492340)
- Popp's Motel (RE 88590)
- Travel Trailer Town (RE 486850.0002)
- Coconut Inn (RE 482310, RE 482330)

Analysis of Community Needs

Commercial Uses on the Shoreline

Restaurants and motels are often financially dependent on their location on the water, because of the attraction the water provides to potential customers. Current setback regulations may make it impossible for many of these uses to redevelop if destroyed. The requirements may also make it impossible to substantially improve the facilities. There is a need to protect these uses.

Marinas and Mooring Field

The four marinas in the planning area are needed water access points for the residents of the community. No new marinas should be permitted, but redevelopment and expansion of existing marinas could be encouraged if environmental regulations are followed. There is an identified need for a mooring field within the planning area and Community Harbor has been a recommended area for such a use.

Recommended Strategies and Actions

Strategy 8.1

Protect existing commercial uses that are located within the shoreline setbacks.

Action Item 8.1.1: Inventory the existing commercial uses on the shoreline and document, which uses are currently within the shoreline setback.

Action Item 8.1.2: Amend the Land Development Regulations to permit existing commercial uses to remain within the shoreline setbacks as long as storm water is managed and shoreline vegetation maintained.

Action Item 8.1.3: Prohibit new commercial uses within the shoreline setback unless permitted as accessory uses.

Action Item 8.1.4: Assure accessory uses permitted within the shoreline setback are properly managed to protect near shore waters.

Strategy 8.2

Recognize the importance to the community and economy of existing marina facilities.

Action Item 8.2.1: Encourage redevelopment of existing marinas, adding pump out facilities and controlling storm water run-off to meet existing health and environmental standards.

Action Item 8.2.2: Allow expansion of existing facilities and non-livaboard boat slips, if the density does not exceed that permitted in the Comprehensive Plan and LDRs.

Action Item 8.2.3: Prohibit the permitting of new marinas in the planning area.

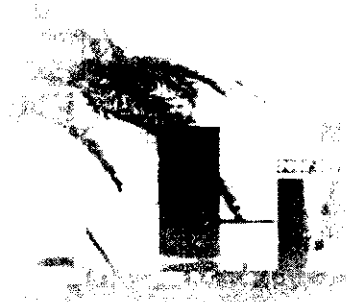
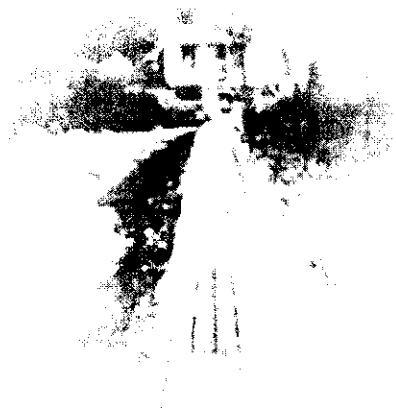
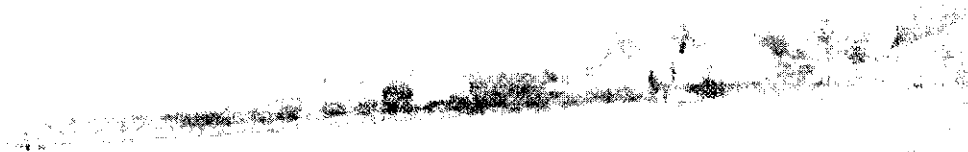
Action Item 8.2.4: Encourage the implementation of a mooring field at Community Harbor, utilizing Mangrove Marina as the shore side management facility. The need for a mooring field in this location was identified in the 30 July 2002 Preliminary Planning Document for a Keys-Wide Mooring Field System.

Strategy 8.3

Discourage the development of non-water-dependant commercial uses on appropriately zoned waterfront properties.



TRANSPORTATION ELEMENT



GOAL NINE

PROVIDE FOR ALL CITIZENS OF THE PLANNING AREA A SAFE AND VIABLE TRANSPORTATION SYSTEM VIA U.S. 1, COUNTY ROADS AND THE BICYCLE/PEDESTRIAN TRAIL.

Current Conditions Summary

The inventory of existing roads, bridges and facilities for Tavernier Creek to Mile Marker 97 includes U.S. 1 as the principal highway with numerous local and two collector roads serving the many subdivisions. While U.S. 1 is the only state-maintained road in this planning area, Monroe County maintains 19 miles of county roads in the planning area. The Florida Department of Transportation maintains the one bridge, Tavernier Creek Bridge. U.S. 1 is a four-lane highway within the planning area, with one traffic signal at Ocean Boulevard, the location of Tavernier Towne Shopping Center and Mariner's Hospital, a major commercial center.

This U.S. 1 roadway segment, in addition to the county roads in the planning area has a Level of Service (LOS) 'A'. This LOS is the considered the highest standard achievable.

There is a taxi cab service available in this planning area as well as a public bus system. The Dade-Monroe Express transit system provides public transportation from Florida City to Marathon. This is a contracted service provided through the Miami-Dade Public Transit System.

Sidewalks and curb ramps are currently provided along U.S. 1 on the bayside lanes from the Tavernier Creek Bridge to Sterling Drive and on the Oceanside lanes from the Tavernier Creek Bridge to the Tavernier Hotel at MM 91.8. Curb ramps have been recently completed on U.S. 1 by FDOT to provide compliance with the Americans with Disabilities Act. Many destinations in the southern end of the planning area are easily accessible in a few minutes by walking and bicycling.

The existing pathways for non-motorized travel on U.S. 1 are part of the Overseas Heritage Trail, a multi-agency collaboration between the Florida Department of Environmental Protection, Florida Department of Transportation, Monroe County and local governments. The Overseas Heritage Trail planned adjacent to U.S. 1 from Key West to Key Largo will provide alternative transportation and recreational opportunities for citizens and visitors to the Florida Keys.

The existing pathway within the study area is found on the bayside lane of U.S. 1 from MM 97 to 96.5, at this point, the trail crosses U.S. 1 and continues adjacent to the oceanside lane to the Tavernier Business District at approximately MM 92. The trail is envisioned to be widened to between 8 feet or 10 feet to accommodate two-way traffic. Current design guidelines suggest that a bike path should be provided on both sides of the roadway to discourage bicyclists riding against traffic.

In addition to the pathways on U.S. 1, The Monroe County 1997 Bicycle and Pedestrian Plan calls for new paths on Westbound U.S. 1 from Mockingbird Road (MM 95.5) to Tavernier Creek Bridge. A bike lane has been constructed by Monroe County Public Works on the north side of Burton Street and First Street, providing access to Harry Harris Park.

In this planning area, trail designers will evaluate the use of the West side to provide a facility for two-way traffic. Environmental and existing development constraints may reduce the width in some areas to 8 feet.

Analysis of Community Needs

Bicycle and Pedestrian Traffic

Bicycle and pedestrian traffic in this planning area is largely contained within neighborhood boundaries because of the difficulty of safely crossing U.S. 1. The community has suggested an additional traffic signal, although it would constrain traffic on this four-lane segment.

Transportation Concerns

At the first community workshop 43% of the respondents to the question of “what they like least about living in the islands” replied with a transportation issue – traffic congestion, noise and speed, need for acceleration/deceleration lanes, lack of adequate public transportation, need for more bike paths, road widening on county roads and alignment, etc.

Recommended Strategies and Actions

Strategy 9.1

Coordinate with the Florida Department of Transportation to implement measures to mitigate the impact of U.S. 1 traffic on the residential neighborhoods.

Action Item 9.1.1: Explore the potential of replanting excess right-of-way in native vegetation providing a visual and sound barrier along U.S. 1.

Action Item 9.1.2: Consider and implement different types of traffic calming devices to improve the flow of local automobile, bicycle and pedestrian traffic within the U.S. 1 corridor.

Action Item 9.1.3: Conduct traffic study and analysis of traffic calming methods to reduce speed limit through Town Center including narrowing of drive lanes, on-street parking, and additional landscaping.

Strategy 9.2

Promote safer pedestrian and bicycle travel through signalized crossings.

Action Item 9.2.1: Coordinate with the Florida Department of Transportation to provide a marked crosswalk with intelligent transportation system technologies such as: count-down signals, illuminated pushbuttons, or other appropriate devices capabilities at the signalized intersection in front of the Tavernier Towne Center (RE 89910.0001 and surrounding).

Strategy 9.3

Improve bicycle/pedestrian environment on neighborhood streets.

Action Item 9.3.1: Coordinate efforts of FDOT, County Engineering Department, and Planning Department to delineate safe bicycle/pedestrian routes through the neighborhood.

Action Item 9.3.2: Initiate landscaping program on designated bicycle/pedestrian routes, if necessary.

Strategy 9.4

Encourage bicycle/pedestrian traffic between residential and commercial areas.

Action Item 9.4.1: Work with all commercial and business owners and operators to encourage the incorporation of bicycle parking onto existing sites and in future development plans.

Action Item 9.4.2: Identify and develop safe bicycle/pedestrian routes between residential and commercial properties, which could include using aesthetic signs to mark bicycle/pedestrian routes.

Strategy 9.5

Promote bicycle and pedestrian friendly design.

Action Item 9.5.1: Develop guidelines with suggestions for bicycle/pedestrian friendly design during redevelopment and development of commercial properties.

Strategy 9.6

Implement the recommendations of the Monroe County Bicycle-Pedestrian Master Plan.

Action Item 9.6.1: Seek funding to implement the findings of the Bicycle-Pedestrian Master Plan for the construction of a bike path on the bayside from approximately MM 92 to 97 to complement the existing bike path/sidewalk on the oceanside.

Strategy 9.7

Improve pedestrian safety on side streets and U.S. 1.

Action Item 9.7.1: Coordinate with FDOT to stripe crossings of side streets with U.S. 1.

Strategy 9.8

Improve amenities for transit users.

Action Item 9.8.1: Seek funding to provide bus shelters at regular bus stops.

Action Item 9.8.2: Investigate a circular transit route within the planning area.

Strategy 9.9

Improve driver safety through the Tavernier area.

Action Item 9.9.1: Work with the Florida Department of Transportation to complete the turn lane improvements and intersection improvements for the Tavernier area.

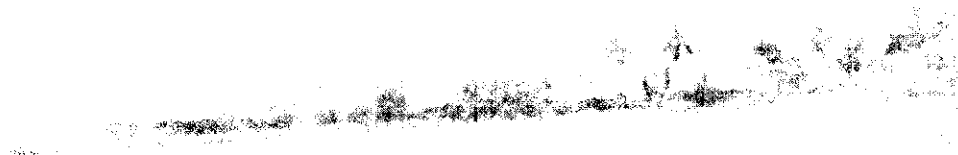
Action Item 9.9.2: Work with the Florida Department of Transportation, private business owners and the community to improve the delineation of driveway access for businesses in the median at about MM 92.5 (Dairy Queen [RE 490210.0001], Shell Man [RE 490210], etc.).

Fiscal Implications and Anticipated Capital Improvement Projects

Of the many potential projects that are outlined in the Transportation Element, only a small number would fall under the financial responsibility of the county because most of the work proposed is within the U.S. 1 corridor area where money for improvements may be obtained from FDOT. There is approximately \$250,000 worth of safety improvements that are planned for the Overseas Heritage Trail for which a funding source has not yet been identified, however the DEP and National Park Service, along with FDOT are partners and may provide sources of funding.



PARKS AND RECREATION ELEMENT



GOAL TEN

ENHANCE EXISTING PARK FACILITIES AND PROVIDE ADDITIONAL RESOURCES FOR ACTIVE AND PASSIVE LAND-BASED RECREATION AND PROTECT SHORELINE ACCESS FOR WATER BASED RECREATIONAL ACTIVITIES FOR ALL AGE GROUPS WITHIN THE COMMUNITY.

Current Conditions Summary

Currently, there are two parks within the planning area that are appropriately identified as county owned public recreational facilities. These facilities are actively used by both residents and visitors. Harry Harris Community Park is the oldest and largest of the two parks. It is a 16.4 acre activity-based recreational facility located at Mile Marker 92.5, which offers ball fields, basketball courts, restrooms, picnic shelters, boat ramps, swim area, and a playground. Old Settlers Park is a 3.2 acre neighborhood facility which offers light activity and some passive recreation. Although it implies "old", the Old Settlers Park was established in October 1996 and is located within the Historic Overlay of Tavernier. It is a quaint neighborhood park that offers a small trail, butterfly garden, pavilion, and a playground. Both parks provide beautiful ocean vistas that capture the Florida Key's unique environment.

There are a number of "pocket-parks" maintained by the county and a few sites throughout the planning area that are slated to become parks in the future. Currently, there are two county owned sites, Sunset Point and Sunny Haven that are existing parks, however they remain primarily undeveloped. These locations are less than an acre in size and support residents and visitors within walking or biking distance. Currently, there are plans to improve the boat ramp and include a dock and kayak launch at the Sunset Point Park. Another two acre parcel located at Mile Marker 95.5 bayside, known as Varadero Beach, is entirely undeveloped, and slated to become a passive pedestrian oriented park.

The name Varadero means 'boatyard' in Spanish. The county-owned property at mile marker 95.5 was named in reference to the popular resort location on the Peninsula de Hicacos in Cuba, which attracts vacationers from all over the world. Unlike the 12 mile peninsula in Cuba, Varadero Beach in the planning area offers pedestrian access to the bay for swimming. It is designated as a motor boats prohibited zone within 300 feet of the shoreline in the cove. This code was enacted in order to protect natural aquatic resources and ensure the protection of the health, safety, and quality of life for both residents and visitors.

In addition to participating in land-based recreation, many residents and visitors spend their leisure time engaged in recreational activities on the water or at its shoreline. The Monroe County Comprehensive Plan specifies in Goal 213 that the county shall ensure adequate public access to the beach or shoreline consistent with public need and environmental constraints. Due to the high demand for residential waterfront property and the significant focus on development, public access to the shoreline has become severely limited. Within the planning area, Harry Harris Park offers the most ideal location for water-based activities. The community park offers two boat ramps, parking for boat trailers, swim area, and locations for fishing along the shoreline.

The high volume of boating activity during weekends, peak season, and holidays creates difficult parking conditions. The large volume of traffic at Harry Harris Community Park, has convinced some community members to seek alternative locations for water-based activities and shoreline access.

There are four county owned parcels with shoreline access, as well as twelve locations where access exists at the end of local streets. These locations have been utilized for launching boats, windsurfing, and fishing. These locations offer no parking and are only large enough to serve the surrounding neighborhood.

Along with the number of locations for land and water based activities, there is an existing bike

Table 8.1 Public Shoreline Access Points			
Name	Access	Description	Possible Use
Beach	Ocean	Natural shoreline	<ul style="list-style-type: none"> > Access to Sunny Haven Public Park > Pedestrian and bike access > Swimming and fishing > Non-motorized boat access
Caribbean Ave.	Dove Creek	Natural shoreline	<ul style="list-style-type: none"> > Non-motorized boat access > Bike and pedestrian access > Undesignated parking on shoulder of road > Fishing
Jo-Jean Way	Bay	Surfaced boat ramp	<ul style="list-style-type: none"> > Deep water access for boats (no parking) > Pedestrian and bike access > Non-motorized boat access > Fishing
Lobster Ln.	Ocean	Un-surfaced boat ramp	<ul style="list-style-type: none"> > Deep water access with perimeter canal > No parking > Bike and pedestrian access > Fishing
Lowe St.	Ocean	Natural shoreline	<ul style="list-style-type: none"> > Deep water access no boat ramp > Pedestrian and bike access > Fishing
North Sunrise Dr.	Ocean	Eroding fill	<ul style="list-style-type: none"> > Pedestrian and bike access > Non-motorized boat access > Fishing
Ocean View Dr.	Ocean	Natural shoreline	<ul style="list-style-type: none"> > Pedestrian and bike access > Non-motorized boat access > Fishing
Sunrise Dr.	Ocean	Surfaced boat ramp	<ul style="list-style-type: none"> > Deep water access for boats (no parking) > Pedestrian and bike access > Non-motorized boat access > Fishing
Source: Monroe County Planning Department			

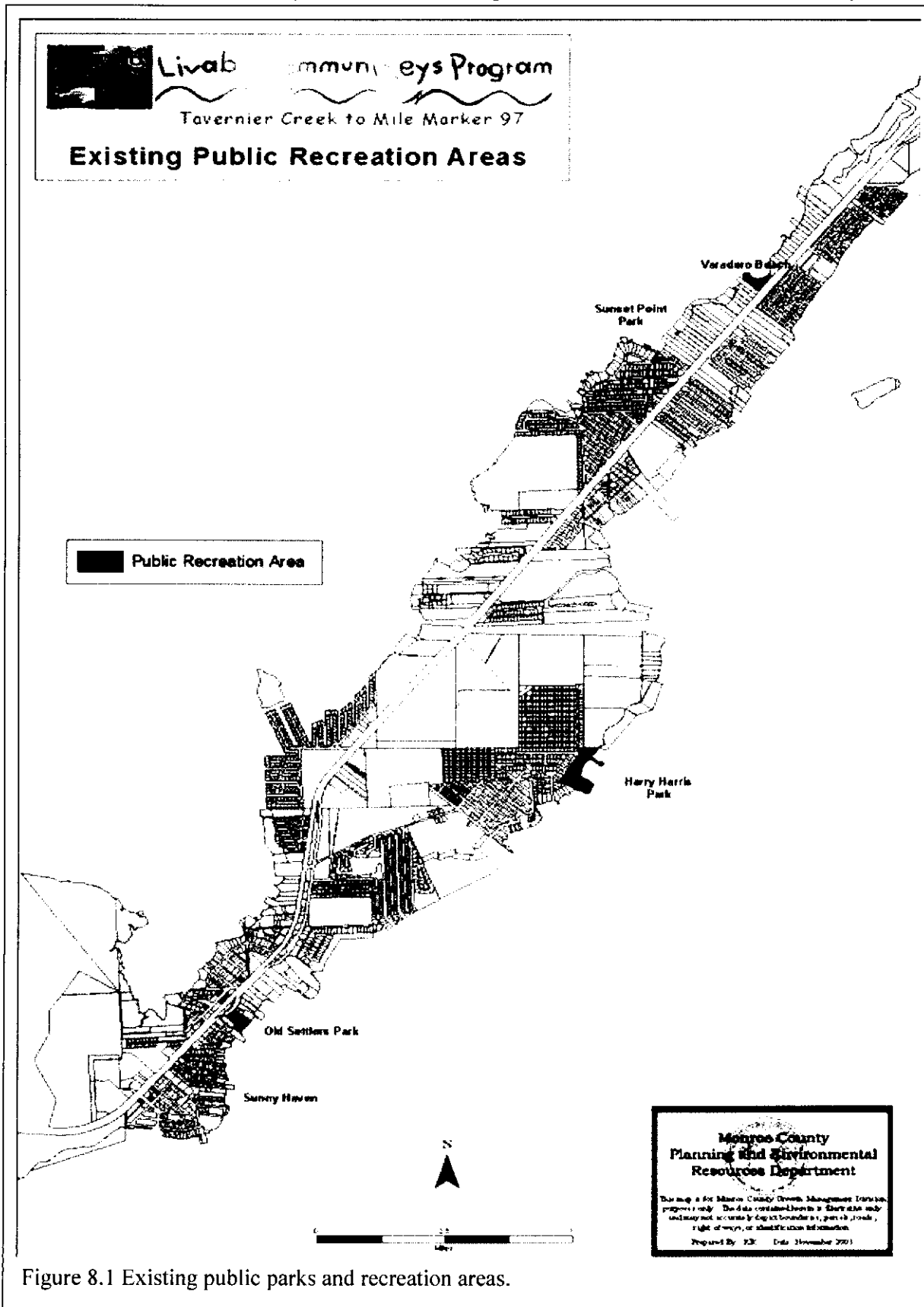


Figure 8.1 Existing public parks and recreation areas.

path that abuts the U.S. 1 corridor. Currently, the Department of Environmental Protection (DEP) is in the process of enhancing the bike path through the Florida Keys Overseas Heritage Trail Program. It accommodates bike and pedestrian oriented leisure activities, as well as providing alternative modes of transportation. Finally, there are a number of private businesses and homeowners parks sprinkled throughout the community that supplement the variety of recreational opportunities.

Analysis of Community Need

Enhance Recreational Services and Infrastructure

During the LCP process, the public expressed an interest in having a public pool and a community center among the recreational services provided within their community, as well as the need to update the current facilities at Harry Harris Community Park. Due to the lack of available land and geographical constraints, Harry Harris Park is an ideal location to provide a wider range of services. Existing neighborhood recreation areas, Sunny Haven, Sunset Point, as well as other potential sites should be evaluated for utilization and the need for new or updated facilities. A network of trails and waterways designed to connect both community and neighborhood parks together would create a comprehensive recreational system for all ages with diverse interests to enjoy.

Expand Passive Resource-Based Recreational Opportunities

There is a lack of accessibility and circulation for passive recreation within the Tavernier Creek to Mile Marker 97 planning area. Passive recreation differs from activity-based recreation in its focus on type of activity and geographical location and size. Passive recreation activities occur within particular natural and/or cultural settings. These parks are typically developed through a series of linear winding paths and/or circulation systems, which differ from activity-based recreation that is more conducive within large unobstructed open areas. Passive resource-based recreation areas are typically located within conservation lands, which provide a dual benefit for the community. These locations offer a recreational amenity while effectively maintaining the preservation of an ecosystem.

Protect and Increase Public Shoreline Access

During the Livable CommuniKeys Process, protecting and increasing public access to the shoreline was indicated as a priority within the Tavernier Creek to Mile Marker 97 planning area. Public access is limited, and therefore a majority of residents and visitors must rely on county-owned parks to gain access. There is a need for the county to designate or acquire public lands for the primary purpose of providing shoreline access with facilities to accommodate water-based activities.

Recommended Strategies and Actions

Strategy 10.1

Provide a balanced and comprehensive park and recreation system available to the community.

Action Item 10.1.1: Receive and review the results from the county wide parks and recreation master plan currently being conducted in order to identify opportunities within the planning area.

Action Item 10.1.2: Allow for the upgrade of current facilities at Harry Harris Community Park to accommodate needed changes and evolved interests.

Action Item 10.1.3: Develop and/or enhance the facilities at Sunset Point and Sunny Haven to provide additional recreational opportunities for residents and visitors within walking and/or biking distance. This may include passive and/or active recreational uses such as green space, boat ramp, volleyball court, playground and similar uses.

Action Item 10.1.4: Identify locations and prioritize land acquisition for small local “pocket-parks” in neighborhoods, which do not have existing public or private recreational facilities within walking distance of the residents being served.

Action Item 10.1.5: Coordinate with state and federal agencies, non-profit organizations, as well as other private and public entities to ensure that passive and active recreational opportunities are being provided to all users, in conformance with standards adopted by the American Disabilities Act.

Strategy 10.2

Develop a system that will guide the acquisition, design, and development of county owned public parks and recreational facilities within the Upper Keys to ensure that the future needs of the community are being met.

Action Item 10.2.1: Establish a Parks and Recreation Forum for the Upper Keys, including representatives from public and private agencies as well as interested citizens who are responsible for overseeing parks and recreation development and to ensure the delivery of effective and efficient services.

Action Item 10.2.2: Build and foster meaningful public and private partnerships within the community to ensure equitable distribution of services throughout the Tavernier Creek to Mile Marker 97 planning area.

Action Item 10.2.3: Prioritize development and services which will maximize the number of opportunities while accommodating the needs of all users.

Action Item 10.2.4: Utilize available resources and potential funding opportunities to fund capital improvements projects to enhance parks and recreation facilities, services, and operational support.

Strategy 10.3

Enhance current passive recreational areas to provide adequate accessibility and outdoor education opportunities to all users, while maintaining the sensitive natural and cultural resources within the planning area.

Action Item 10.3.1: Provide a variety of appropriate quality passive recreational activities and outdoor educational opportunities where consistent with overarching environmental conservation responsibilities.

Action Item 10.3.2: Design and establish trail improvements to blend with the natural environment. Provide improvements and management practices in sensitive habitats adequate to protect the natural resources.

Action Item 10.3.3: Advocate responsible stewardship of natural resources through the development of an interpretive educational program within passive recreational areas.

Action Item 10.3.4: Prioritize the acquisition of public recreational lands to maximize the preservation of scenic vistas, undeveloped views, and access to water resources.

Action Item 10.3.5: Provide a trail system off U.S. 1 corridor, with posted access points and passive recreational facilities to accommodate appropriate uses that connect existing and future parks to the greatest extent practical.

Action Item 10.3.6: Incorporate historically significant sites into the design and development of parks within the Tavernier Historic Overlay district to promote cultural education and awareness.

Strategy 10.4

Protect and maintain all existing public shoreline access points within the planning area.

Action Item 10.4.1: Identify potential shoreline access points and parcels within the planning area.

Action Item 10.4.2: Do not allow abandonment of county-owned land with access to the shoreline.

Action Item 10.4.3: Reclaim county-owned public shoreline access points.

Action Item 10.4.4: Survey the community to determine the need for minor improvements that will enhance recreational opportunities.

Action Item 10.4.5: Identify and post signage at all public access points.

Action Item 10.4.6: Work with interested residents to provide low-impact amenities at public access points within their neighborhoods.

Strategy 10.5

Make additional shoreline access available to the public, which offers opportunities for safe and diverse water-based activities while protecting the integrity of the natural environment and the residential community character.

Action Item 10.5.1: Make the acquisition of land with shoreline access a priority between Tavernier Creek and Mile Marker 97.

Action Item 10.5.2: Coordinate work and activity with other agencies and groups, including but not limited to the Florida Keys Overseas Paddling Trail Program, Monroe County Marine Resources, National Oceanic and Atmospheric Administration and the DEP Division of Recreation and Parks, to further ensure harmony and consistency with the overall protection and preservation of beaches and shoreline within the county.

Action Item 10.5.3: Implement appropriate mechanisms for regulating boating activities located within 300 feet of county owned public land with shoreline access in order to provide appropriate locations for diverse water-based recreation activities and to ensure public safety and environmental protection.

Action Item 10.5.4: Develop a pedestrian/bicycle park at the property recently purchased by the county at MM 95 (a.k.a. Varadero Beach).

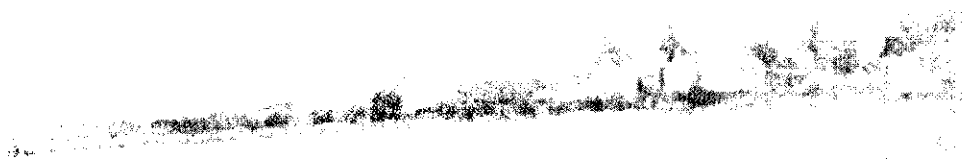
Fiscal Implications and Anticipated Capital Improvements Projects

The Parks and Recreation element outlines numerous potential capital improvement projects, from the acquisition of pocket parks to the improvement to existing facilities and shoreline access points. However, to determine costs of the proposals outlined in the plan, the types of facilities the community wants must first be determined. The ongoing Parks and Recreation Master Plan process will shed some light on what improvements or acquisitions need to take place, but until the time that specific projects are identified, a cost estimate is not possible.

GOAL ELEVEN



COMMUNITY FACILITIES ELEMENT



PROVIDE ADEQUATE PUBLIC FACILITIES TO SERVE THE EXISTING AND FUTURE NEEDS OF THE TAVERNIER CREEK TO MM 97 PLANNING AREA

Current Conditions Summary

Sanitary Wastewater and Storm Water Management

Certain public facilities are already planned including sewer and storm water management facilities. The Monroe County Sanitary Wastewater Master Plan sets out priorities for provision of advanced wastewater treatment to the county for "hot spots" where collection and centralized treatment systems are recommended. Facilities are required to be available by 2010 in order to fulfill Comprehensive Plan and Florida Law mandates. Even if these schedules fall behind it is safe to assume that these facilities will be built within the twenty-year planning horizon of this Master Plan. Major subdivisions slated for service include Harris Ocean Park, Palma Sola, Sherrill Park, Hammer Point Park and area along U.S. 1.

The Storm Water Management Master Plan contains mainly regulatory and nonstructural improvement recommendations for handling storm water. The plan identified needed retrofit projects in the planning area, they were not considered either a high or medium priority. Listed projects include the Pipe at the end of Jo Jean Way in Community Harbor and the intersection of Burton Drive and U.S. 1. Localized flooding in areas with large parking lots are a problem throughout the Keys.

Schools

The school age children in this planning area attend school in either Islamorada or Key Largo. Monroe County, over the last ten years has been an area of "losing" school population. In this planning area persons below age twenty decreased by four percent. Currently there are approximately 522 school age children (ages 5 to 17) in the planning area. Population projections for the planning area estimate an additional 155 to 234 persons over the twenty-year planning horizon. If 20% of these persons, as represented in the 2000 Census, are below twenty (20) years old it will result in an additional thirty (30) to forty-seven (47) students by 2024. The percentage of seasonal units in the area may continue to increase, which will reduce the actual number of school age children.

Public Water Supply

The Florida Keys Aqueduct Authority provides public water to the planning area, there is sufficient capacity allocated to service the proposed population increase.

Monroe County Fire Rescue Services

Monroe County Fire Rescue Services oversee the operations of career and volunteer fire/rescue and emergency medical service in unincorporated Monroe County. Monroe County and the study area from Tavernier Creek Bridge to Mile Marker 95 is well served by the Tavernier fire station located in Tavernier at 151 Marine Avenue, Tavernier, MM 92. The Key Largo fire station serves the study area from MM 95 to MM 97.

The Tavernier fire rescue station is staffed 24/7 by two (2) full time paid fire fighter/paramedics augmented by volunteer fire fighters. The Tavernier fire rescue station is provided with the fol-

lowing equipment: two (2) Advanced life support (ALS) ambulances, two (2) fire engines and one (1) ladder truck with ninety-five (95) ft. ladder extension. The Fire Rescue Services Department will respond to emergency calls with one (1) ALS Ambulance staffed by one (1) firefighter/paramedic and one (1) firefighter/emergency medical technician, and one (1) fire engine staffed by one (1) firefighter/paramedic. Planned upgrades to the Tavernier fire rescue station will provide improved living accommodations for crew and a more efficient station design.

Fire rescue uses 2000 to 3000 gallon water tankers to compensate for issues concerning the location and supply of water for fire suppression. The water tankers are used to transport water for fire suppression to the fire. Additional tankers are brought on scene as needed. The existing four (4) inch water pipes throughout much of the planning area have inadequate water pressure for fire suppression. The Florida Keys Aqueduct Authority is replacing the four (4) inch pipe with six (6) inch pipe when repairs are made. The six (6) inch pipe is sufficient for fire suppression. Additional water for fire suppression is made available through fire wells consisting of six (6) inch pipe extending ninety (90) feet into the ground to salt-water. Salt-water wells provide an acceptable supply of water for fire suppression. Fire Rescue Services annually inspect each fire well to determine if it can supply sufficient water for fire suppression.

Monroe County Fire Rescue Services has a mutual aid agreement with the Islamorada Fire Department. If a structural fire occurs within the study area the Tavernier fire station works cooperatively with the Islamorada Fire Department and the Key Largo fire station to suppress the fire.

Monroe County Fire Rescue Services is the primary emergency medical services ambulance provider for the Tavernier Creek to MM 95 area. North of MM 95 ambulance services are provided by the Key Largo Ambulance. Emergency medical services will respond emergency medical calls with one (1) ALS Ambulance staffed by one (1) firefighter/paramedics and one (1) firefighter/emergency medical technician.

The Fire Marshal's office working with the Monroe County Building Department provides analysis and review of proposed construction plans to identify fire related concerns and to build fire safety into the finished project. The Fire Marshal's office also provides for yearly fire safety inspections of commercial properties and assembly occupancies.

Other Public Facilities and Services

Other public facilities and services are provided to the community from adjacent facilities in the Village of Islamorada and/or Key Largo, including libraries, a senior center, sheriff's substation and county office buildings.

Analysis of Community Needs

Wastewater and Storm Water Management Facilities.

According to the Sanitary Wastewater Master Plan and Storm Water Management Master Plan these types of facilities are scheduled to be installed in the planning area within the twenty-year planning horizon. Collection systems will be installed in the right-of-ways of existing roads. Although the timing of these facilities is laid out in their respective plans implementation of both plans has fallen behind schedule. There is also a need to re-evaluate projected sewer and storm water layouts in relation to new development patterns introduced through this Master Plan.

Water Supply for Fire Suppression

There is a need to continue the Florida Keys Aqueduct Authority upgrade program of the water distribution system that is replacing four (4) inch pipe with six (6) inch or larger pipe and to identify areas where saltwater wells can be installed to assure sufficient water is available for fire suppression.

Response to Emergency Calls, Location and Building Identification

It is sometimes difficult for Monroe County Fire Rescue, fire suppression and emergency medical services, to locate an emergency call location due to inadequate addressing on buildings. There is a need for all buildings to be identified and addressed in locations clearly visible from the street. Fire rescue recommends six (6) inch numbers in contrasting colors to the background. Law enforcement has a similar issue and would also find this helpful.

All Facilities and Services

The public needs to be assured that there will be sufficient public facilities to serve the current and projected population throughout the twenty-year planning horizon.

Recommended Strategies and Actions**Strategy 11.1**

Continue to prepare a yearly report detailing the adequacy of public facilities in the County and highlighting specific areas where inadequacies exist or areas that approaching inadequacy.

Action Item 11.1.1: Present the report to the Planning Commission at the Key Largo Planning Commission meeting so the public is made aware of any inadequacies and any plans for improving service to the area.

Action Item 11.1.2: Coordinate closely with the Board of Education, Fire Marshall, Florida Keys Aqueduct Authority, the Key Largo Sewer Authority and other agencies and organizations providing services and facilities to the planning area.

Strategy 11.2

Increase the availability of water for fire suppression.

Action Item 11.2.1: Bring all residences to within 800 feet of a fire hydrant and all commercial uses within 500 feet of a fire hydrant by working with the Monroe County Fire and Rescue and the Florida Keys Aqueduct Authority as the two agencies continue to install hydrants and replace aqueduct pipes.

Action Item 11.2.2: Identify priority areas for pipe upgrading based on a fire needs assessment conducted by Monroe County Fire Rescue Services and work with the Florida Keys Aqueduct Authority to include priority areas into their work plan.

Action Item 11.2.3: Identify necessary fire well and hydrant locations during construction plan review and make necessary fire wells and hydrants a requirement of construction plan and building permit approval.

Action Item 11.2.4: Continue the program of the Fire Rescue Services to inspect salt water

wells annually to determine continuing suitability as a supply of water for fire suppression. Order repair or replacement of fire wells as necessary.

Strategy 11.3

Protect the public health and safety by requiring that all buildings be identified with street numbers of at least six (6) inches in height in contrasting colors to the background placed in a location clearly visible from the street so they can be located in case of an emergency.

Action Item 11.3.1: Require that all buildings be addressed using numbers of at least six (6) inches in height placed in a location clearly visible from the street as part of the review for new construction and remodeling projects and as a condition of building permit approval.

Strategy 11.4

Develop new and expanded public facilities to the level necessary to adequately serve existing and future development over the twenty-year planning horizon. Public facilities development shall also be consistent with the Year 2010 Comprehensive Plan.

Action Item 11.4.1: Install a sanitary sewage treatment system in accordance with the Monroe County Sanitary Wastewater Master Plan. Components may include centralized or cluster facilities for collection and treatment, all of which shall be developed on disturbed and/or scarified uplands or in existing rights-of-way. The projected sewage treatment requirements for the planning area should be revisited and confirmed to be consistent with the final development plan adopted pursuant to the Master Plan.

Action Item 11.4.2: Allow installation of stormwater treatment systems in accordance with the Monroe County Stormwater Management Master Plan. Any facilities installed for centralized collection and treatment should be developed on disturbed and/or scarified uplands or in existing rights-of-way.

Fiscal Implications and Anticipated Capital Improvement Projects

The largest known public facilities project to be undertaken by the County over the 20 year planning horizon is the provision of sanitary sewer services to the planning area. According to the Sanitary Wastewater Master Plan (SWMP) the planning area is the ranked fifth out of 21 'hot spots' in the Upper Keys in order of importance for the installation of sanitary sewer facilities. Currently the County is working on the number two ranked 'hot spot' in the Upper Keys. The Key Largo Wastewater Treatment District is the deciding body for the provision of wastewater service to the planning area. The SWMP estimates that the Tavernier regional wastewater collection system will cost approximately 8.6 million dollars.

Additionally, improvements to the Tavernier Fire station are moving forward as of the writing of this plan including renovation of the existing structure and the addition of living quarters. The budgeted amount for the Tavernier fire station is \$600,000.

GOAL TWELVE



COMMUNITY INVOLVEMENT ELEMENT



CONTINUE TO SUPPORT THE LOCALIZED SENSE OF COMMUNITY, WHICH ENCOURAGES CITIZEN INVOLVEMENT IMPLEMENTING AND MONITORING THE LIVABLE COMMUNIKEYS PROGRAM (LCP) MASTER PLAN

Current Conditions Summary

The community has demonstrated their interest in planning for the future of the Tavernier Creek to MM 97 planning area by attending workshops, community meetings, responding to surveys and sending correspondence to the planning department concerning what they wanted to achieve in this planning process. Continuous community feedback has allowed staff to gain an understanding of the needs and desires of the community. The community interest has kept the project on track moving forward toward the Vision.

Four Livable CommuniKeys News Letters were written and distributed to all residents of the community and to property owners who may live in a different location. The newsletters were an outreach effort to the community, as a whole, to assure that everyone had an opportunity to become informed about the issues being addressed. Each of the three LCP workshops was well attended by interested residents and business owners in the area.

Policy 101.20.1 of the 2010 Comprehensive Plan directs that the LCP Master Plans be developed following certain principles. Principle Two states that the community master plans will include a monitoring mechanism to provide accountability to the communities. Principle Five directs that "each Community Master Plan will include mechanisms allowing citizens continued oversight and involvement in the implementation of their plans. Through the Community Master Plans, programs for ongoing public involvement, outreach, and education will be developed."

Analysis of Community Needs

Continuing Community Involvement

Mechanisms need to be developed to assure that the citizens of this planning area are kept informed and have an opportunity for meaningful comment on plan implementation and required LDR text amendments and progress on the corridor enhancement plan.

Recommended Strategies and Actions

Strategy 12.1

Provide updates to the community on all aspects of plan implementation and the status of public projects in the planning area.

Action Item 12.1.1: Work closely with the County communications office to distribute information through press releases and the "hot topics" page on the web site.

Action Item 12.1.2: Continue to provide speakers to civic and service organizations to discuss LCP Master Plan issues.

Action Item 12.1.3: Publish and distribute a public newsletter on a periodic basis to provide community awareness and update on the progress.

Strategy 12.2

Establish a committee to advise the Planning Commission on project proposals within the identified corridor.

Action Item 12.2.1: The Board of County Commissioners shall appoint five to seven Committee members to include representatives from the business community, the general citizenry, and design professionals to serve as volunteers reviewing and commenting on plans for projects and improvements along the corridor.

Action Item 12.2.2: Specify procedures for Committee review of development and redevelopment proposals concerning conformance to the architectural guidelines in the Tavernier Corridor Enhancement Plan.

Action Item 12.2.3: Hold all meetings of the Committee in a public forum and advertise the date and agenda following the Florida "Sunshine" Law requirements.

Action Item 12.2.4: Support the Committee by having the planning department provide technical and secretarial staffing, mailings, advertising, and preparation of Committee reports.

Strategy 12.3

Develop a detailed staff work program to implement the Tavernier Creek to MM 97 Livable CommuniKeys Master Plan.

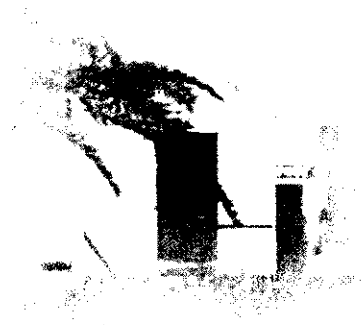
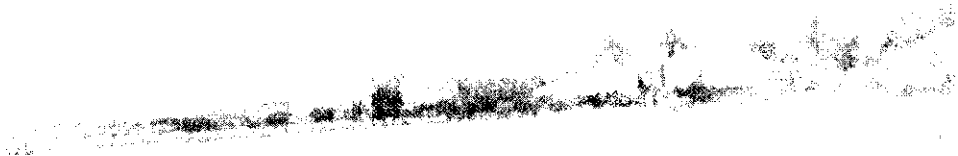
Action Item 12.3.1: Prioritize Action Items and develop a timeline completion.

Action Item 12.3.2: Involve the community in reviewing the prioritization during a Planning Commission public meeting.

Action Item 12.3.3: Monitor progress on the work program by preparing a yearly report to the Board of County Commissioners and the Community.



CAPITAL COSTS SUMMARY



Capital Costs Summary

While there are significant capital costs to fully implementing the Tavernier Creek to Mile Marker 97 Livable CommuniKeys Plan, the majority of them will be shouldered by the state and federal government, or are unknown at this time due to the need for further community input.

Table 11.1 below outlines the known and potential capital costs which are outlined in various element of this plan. The table indicates an approximate cost as well as the source of funds (if known at this time).

Table 11.1 Estimated cost of capital improvements		
Project	Cost	Source of Funds
Tier I Acquisition	\$ 1,500,000	Unidentified
Tier II and Tier III Hammock lots	\$ 600,000	Unidentified
Overseas Heritage Trail	\$ 250,000	FDOT/DEP/National Park Service
Wastewater Treatment Facilities	\$ 8,600,000	Sources outlined in SWMP
Total Cost of Capital Improvements	\$ 10,950,000	

The major fiscal implications found within this plan are based upon the proposed acquisition of environmentally significant lands within the planning area. Within the Historic District boundaries (including the proposed expanded historic boundary), there are approximately 30 vacant, private parcels Tier II and Tier III that contain fragments of hammock with a taxable value of approximately \$600,000. There are roughly 392 private, vacant Tier I parcels targeted for acquisition within the entire planning area with an approximate assessed value of \$1.5 million.

Of the many potential projects that are outlined in the plan, only a limited number are defined enough to estimate a cost.

Glossary

This glossary is intended to supply general definitions of planning terms and is not intended to serve as a legal reference.

Acquisition Areas – Land identified for public acquisition by County, state and federal governmental agencies including land to be acquired as part of the land acquisition program and smart growth initiatives of the Monroe County 2010 Comprehensive Plan and Livable CommuniKeys Program to secure for conservation and passive recreation purposes privately-owned environmentally sensitive lands, to limit sprawl by retiring development rights on privately-owned vacant lands and to acquire land for affordable housing.

Action Items – Comprehensive plans and plans such as the Tavernier Creek to MM 97 Master Plan are written in a way that goes from the general to the specific. Issues are identified, strategies are developed to explain what you are going to do to address the issue and action items are developed that tell you how the strategy will be carried out.

Active Recreational Facilities - Facilities, which provide for organized leisure-time activities requiring equipment and taking place in a prescribed places, sites or fields such as a tennis court, racquetball court, basketball court, spa/exercise room, playfield/playground, miniature golf course, golf course and fitness course.

Addendum – This is an addition or supplement to the Livable CommuniKeys Master Plan. You will usually find the Addendum at the end of a report or plan and it provides additional explanation of terms and will often provide the background information that supports statements made in the main body of the report or plan.

Adaptive Reuse – The development of a new use for an older building or for a building originally designed for a special or specific purpose. Adaptive reuse is particularly useful for preserving historic structures.

Affordable Housing - Housing with a controlled sales price or rent within the means of a low to moderate-income household. Allocations for affordable housing are divided into 50% for those making less than the medium income (currently \$57,200) and 50% for those making 120% of the medium income. The Planning Department requires a yearly report of the income of occupants of rental units and the income of a buyer upon the sale of an owner occupied unit.

Archeological and Cultural Resources – Resources that embody and reflect the county's historical, cultural, archeological, and architectural heritage, as reflected in such individual sites, districts, and archeological areas.

Buffer - Any space that separates uses. For example, buffer yards are required along the front of businesses that are located along U.S.1. The buffer can range from twenty feet to five feet in width depending on the quantity of trees and shrubs planted in the buffer.

Building Footprint - The area under a building.

Built Environment – This refers to the development placed on land and includes streets, commercial buildings and houses. It is the opposite of the natural environment which is land that has not been built upon or changed from the way it was.

Bulk Regulations – Refer to the limitations placed on development and include restrictions on the size and height of buildings and restrictions on the placement of buildings on a site including the distance the building must be placed from lot lines.

Calming Devices - Devices used to slow traffic on residential streets to increase safety and improve the quality of life in the neighborhood. Some examples of traffic calming devices would include stop signs and speed bumps.

Capital Improvements - These are major county funded projects that include road, park, library, public buildings, emergency services and police facilities. They often take years to plan and months to construct.

Certificate of Appropriateness – A “Certificate of Appropriateness” would be granted by the Historic Preservation Commission after reviewing the proposed changes to an historic structure and finding that the changes are consistent with the guidelines established to guide work on historic structures.

Cistern - An artificial reservoir e.g. an underground tank, for storing water collected.

Cluster - A development design technique that concentrates buildings in specific areas on a parcel to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Commercial – A land use category that includes businesses intended to serve the needs of the public including services, retail sales and professional services.

Commercial Center – For the purposes of the Livable CommuniKeys Master Plan the area from MM91 to Burton Dr.. It is the focus of community activity due to the dominant land use pattern of commercial and other non-residential uses.

Commercial Corridor – Refers to the area between MM91 and Burton Dr. where businesses are concentrated.

Community Center Overlay District – A zoning district that will be applied over and in addition to the existing zoning and that will add specific regulation to areas where mixed-use development will be focused.

Community Character – In general, this refers to the essential characteristics of a community without which that community would lose its unique identity. They are the elements that define a place. The whole of the LCP Plan serves to define the community character in summary the community character for Tavernier Creek Bridge to Mile Marker 97 is defined by the area’s existing small town community island character, the “conch-style” houses, the green spaces that separate uses and its relationship to the water.

CommuniKeys Program – This is a local community planning initiative of the Monroe County Planning Commission and the Planning & Environmental Resources Department. The Livable CommuniKeys program is the forum in which community and redevelopment plans that offer a clear direction for each community's future are prepared.

Comprehensive Plan - Means the Monroe County Comprehensive Plan, which constitutes the required elements of the County's Comprehensive Plan adopted pursuant to Section 163.3177, Florida Statutes. The comprehensive plan contained a direction to develop "Community Master Plans" to guide development in the Keys. Out of this direction Individual plans have been developed and are being developed for distinct areas of the Keys. The Stock Island plan and Tavernier Creek to MM 97 plans are underway and soon work on the Key Largo Plan will begin.

Conch Style - The common local name given to an early building style of classic Conch Houses of Key West and the Florida Keys, based on American and Bahamian traditions, utilizing available materials to create structures adapted to this climate. Typical examples are small, wood-frame buildings set on piers with front porches. The earliest surviving examples in Tavernier date from the early twentieth century.

Conservation Area – An area that has been set aside for careful preservation and protection by the state or county in order to manage natural resources to prevent exploitation, destruction, or neglect.

Contextual - The interrelated conditions in which something exists or occurs. A building or object can be said to be *contextual* if it fits within the environment established by the community character. A home painted purple and gold may be appropriate in Minnesota the home of the Minnesota Vikings but the color choice may be said to be out of context within an area of "conch-style houses" that are predominantly white with green or blue trim. Setbacks and bulk may also be a contextual element in a neighborhood.

Density – The number of dwellings that may be constructed on a property as measured in dwelling units or rooms per acre. In order to determine the actual numbers of dwelling units or rooms that may be constructed, first you must subtract from the property all land that can not be built upon such as bay bottom and wetlands to arrive at the net buildable area of the site. Maximum Net density then refers to the maximum density permitted to be developed on the net buildable acreage with the transfer of development rights (TDR) or bonus for employee housing.

Development - Development means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land or water, or the subdividing of land into two (2) or more parcels.

Employee Housing - An attached or detached dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least seventy (70) percent of their household income from gainful employment in Monroe County and meet the requirements for affordable housing; 20% of the employee housing units may be market rate housing as per sections 9.5-4(A-5) and 9.5-266. (Ord. No. 19-1989, § 1(PD11A); Ord. No. 47-1999, § 2; Ord. No. 003-2002, § 1)

Exotic Vegetation – See *Invasive Exotic*

Garden-Type Apartments – Two or three story multifamily structures generally built at ten to twenty dwelling units per acre, and including related off-street parking, open space and recreation.

Green Space – See *Open Space*

Habitat – The sum total of the natural conditions and environmental factors in which a plant or animal lives.

Hammock – A subtropical forest that is a rare habitat in the Florida Keys, especially those located five (5) or more feet above sea level, with a diverse assemblage of plants and trees and that provides habitat for native birds and mammals.

Historic District – Area identified in the Monroe County 2010 Comprehensive Plan and on the Future Land Use Map as a Historic District because of the historic significance of the area. There is a current Tavernier Historic District designation.

Historic Site (Historic Property) - A location which has been identified as having a special significance to the history, pre-history, architecture or culture of a community. A historic site may or may not have structures on it, its importance comes more from what significant event took place at that location than what is built upon it.

Historic Overlay - A method used to add additional zoning regulations to a specific area which are applied in addition to the standards of the underlying or base zoning. These can be used to add extra protection to areas of historic significance.

Institutional - A zoning designation reserved for uses which serve the recreational, religious, educational, cultural or health needs of the community, including educational and scientific research facilities.

Invasive Exotic - Means non-native vegetation; invasive exotic plants north of the Seven Mile Bridge include Melaleuca (*Melaleuca quinquinerva*), Australian Pine (spp. *Casuarina*), Brazilian Pepper (*Schinus terebinthifolius*), Leatherleaf (*Colubrina asiatica*), and Sapodilla (*Manilkara zapota*).

Land Use – The current uses on the land, whether residential, commercial, industrial, vacant or other.

Lot (also Platted Lot and Recorded Lot) – A parcel of land, that has been legally subdivided and a plat recorded, of at least sufficient size to meet minimum zoning requirements for use, coverage, area and to provide such yards and other open spaces as are required in the land development regulations.

Monroe County Wastewater Master Plan - See *Sanitary Wastewater Management Plan*

Mooring Field - An area, off shore, in which there exists facilities and typically a designation for the purpose of securing watercraft.

National Register of Historic Places - The list of historic properties significant in American history, architecture, archeology, engineering, and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966.

Nonconforming Structure - A lawfully existing (permitted) the size, dimensions, or location of which does not comply with all of the current standards and regulations; for example the structure may be built too close to the shore line or it may have been constructed below the flood level.

Nonconforming Use - A use or activity that was lawfully existing (permitted), which because of changes in the standards and regulations, fails to conform to the present regulatory requirements. A business that was permitted and conforming once legal at its location may be made nonconforming if the Comprehensive Plan or Land Use Regulations are changed so that the use is no longer allowed at its present location.

Open Space - That portion of any parcel or area of land or water which is required to be maintained such that the area within its boundaries is open and unobstructed from the ground to the sky.

Ordinary Repairs or Maintenance - The work done to prevent the deterioration of a building or structure, or any part of a building or structure, by keeping the building or structure as nearly as practicable to its condition before any deterioration, decay, or damage.

Parcel - For the purpose of this LCP Plan, parcel refers to any quantity of land that can be defined by location and boundaries and may or may not be legally subdivided and recorded. A lot is a parcel of land, but a parcel of land is not necessarily a lot.

Passive Recreational Facilities (Land-Based) - Facilities which provide for unorganized leisure-time activities that do not require equipment but that take place in nature trails and garden areas are some of the activities that could be described as passive recreational opportunities. They offer an opportunity to enjoy nature and the outdoors without taking part in the type of strenuous activities that are offered by such facilities as ball parks, swimming pools and soccer fields.

Permanent Residential Unit - A dwelling unit that is the home of a permanent, full time resident of the area and counted as such in the census; not a Seasonal Residential Unit or a Transient Residential.

Perpetuity - The state of continuing for a long time or indefinitely.

Planning Area - Specific to this plan the Planning Area refers to the area between approximately Tavernier Creek and Mile Marker 97 that is covered in the *Livable CommuniKeys Master Plan*.

Platted Lot - A lot which is part of a platted subdivision for which the subdivision plat has been recorded in the office of the clerk of the circuit court of the county

Pocket Park – A small park that may be as small as one lot in area which is used for passive recreation or which may contain playground equipment for small children.

Public-Private Partnership - A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone.

Rate of Growth Ordinance (ROGO) - The point system that it used to determine the allocation of residential building permits.

Reconstruction (Historic Structures)– The process of reproducing by new construction, the exact form and detail of a demolished building, structure, or object, as it appeared at a certain point in time.

Renovation or Rehabilitation of Historic Sites - Referring to the sites that have historical or cultural significance, and meaning the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, cultural, and archeological values.

Rental Units – Housing occupied by a tenant paying rent to an owner.

Restoration - The act or process of accurately recovering the form and details of a historic property and setting, as it appeared at a particular period of time, by means of the removal of later work or by the replacement of missing earlier work.

Sanitary Waste Water Master Plan - Adopted in May 2000 by the Board of County Commissioners and in the process of being implemented, the objective of the plan is to provide an equitable, ecologically, sound, and economical implementation strategy for managing wastewater and improving the water quality of the Florida Keys.

Scarified Land - An area that is cleared of native vegetation, or topographically modified such that the land is not presently in a successional sequence leading to the establishment of the vegetative communities that were cleared or disturbed.

Setback – The distance a structure is required to be from the property line, another structure and/or the shore line.

Site – The term is meant to identify a location such as a space of ground occupied or to be occupied by a building.

Sprawl - Growth of urban area that is scattered, unplanned, and unchecked.

Stick Built Houses - Built entirely on-site except that it may include some factory components such as roof and floor trusses, wall panels, door frames, etc.

Storage Area – Sometimes referred to as a “Storage Lot”, storage area is the term used in Land Development Regulations to describe the outdoor storage of boats, campers, equipment, and ma-

terials for more than twenty-four (24) hours. This is considered a light industrial use and does not include waste transfer stations, junkyards or other heavy industrial uses.

Stormwater Master Plan - See *Sanitary Waste Water Master Plan*.

Streetscape - The view along a street from the perspective of a driver or pedestrian, especially of the natural and man-made elements in or near the street right of way, including street trees, lawns, landscape buffers, signs, street lights, above-ground utilities, drainage structures, sidewalks, bus stop shelters and street furniture.

Tier System - Policy 105.2.1 recognizes the Tier System as a means of acquiring land, directing development to infill area, reducing sprawl and meeting the Monroe County Comprehensive Plans smart growth initiatives. The Tier System is categorized into three areas: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier 2); and Infill Area (Tier 3).

Transfer of Development Rights (TDR) - The County's process through which the rights to develop one lot of land is transferred to another lot. See 9.5-265 of the Land Development Regulations. Generally, Transfer of Development Rights (TDR) programs include the conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance. TDRs are required to achieve Maximum Net Density, and a TDR may be purchased in some Land Use Districts to make a very small lot buildable.

Transient Residential Unit - A dwelling unit with tenancies of less than twenty-eight (28) days duration used for transient housing such as a hotel or motel room, or space for parking a recreational vehicle or travel trailer.

Transient Use - Uses involving a *Transient Residential Unit*.

Vacation Rental - Or vacation unit means an attached or detached dwelling unit that is rented, leased or assigned for tenancies of less than twenty-eight (28) days duration. Vacation rental use does not include hotels, motels, and RV spaces, which are specifically addressed in each district.

Village-Type Design - A design type characteristic of walkable, traditional villages with amenities and services within easy reach. In the Tavernier Plan the term is further defined to control bulk by limiting the construction to single family, duplex or town houses with a maximum of four units per structure.

Water-Dependent Facility - A use that relies on access to open waters to support its activities. An example of this would be a marina, aquatic equipment rental booth, or a waterfront restaurant.

Wetlands - Areas of saturated or flooded soils where there is a prevalence of plants that grow in or are adapted to water, or which require a very wet environment. Wetlands provide important habitats, flood and storm protections, and water quality benefits, and their development is regulated by the federal government.

Workforce Housing - A term sometimes used when referring to employee housing. See *Employee Housing*.